

## EXECUTIVE SUMMARY

The Chesterfield County Public Facilities Plan, part of the Plan For Chesterfield (the county's comprehensive plan), revises and updates the 1995 Public Facilities Plan. The Plan comprehensively assesses existing and future public facility needs. The principal goal of the Plan is to forecast when and where expanded and new public facilities will be needed to most efficiently and conveniently serve county residents. The Plan is a valuable decision making tool that:

- Uses population growth projections to objectively identify the number and general location of public facilities needed through the year 2022.
- Assesses the need for public facilities countywide. The Plan looks at not only newly developing areas, but also at facilities needs in established, developed areas.
- Provides guidance for the Capital Improvements Program (CIP) and cash proffers.
- Provides a link between all county facilities plans and the Comprehensive Plan.
- Identifies opportunities for land acquisition for facilities in advance of construction.

The Plan quantifies the demand for fire/rescue stations, libraries, parks, police stations, and schools through a detailed analysis of current and projected service demands. Level of service goals and service area boundaries were defined in close consultation with county departments and Chesterfield County Public Schools (CCPS). The Plan recommends construction of the following new public facilities by 2022:

- Six new and five expanded fire/rescue stations
- Five new and one expanded elementary schools
- Two to three new middle schools and one expanded middle school
- Two to three new and two to three expanded high schools
- Three new regional parks
- Seven new community parks
- 29 new neighborhood parks
- Five new special purpose parks
- Four new and three expanded library branches
- One new police district station and three new community policing offices

## INTRODUCTION

### ***Purpose and Scope***

The purpose of the Plan is to aid in providing county residents with adequate public facilities, at the best locations, when they are needed. Specifically, the Plan provides facility recommendations based on an objective and equitable assessment of current and future needs throughout all county areas. The Plan is long-term in nature, and fosters planning and programming of capital facilities in support of the Comprehensive Plan development strategy. The Plan is designed to function as a needs assessment for the annual CIP. A comprehensive approach integrates facility needs, siting criteria, and design issues with adopted land use plans and other planning concerns. The Plan will help guide acquisition of public facility sites through the rezoning and substantial accord review processes, advance purchase, and land purchase options. The Plan does not address funding availability, debt

capacity, or other financial concerns. The Plan does not address facility components, equipment, building design, and operational factors, except where such factors directly relate to system-wide facility planning. Facility location recommendations are general in order to promote flexibility for site acquisition, and should not be interpreted as site specific.

### ***Public Facilities Service Areas***

The Plan reflects differing levels of review, based on facility characteristics. Facility networks of smaller defined service areas require in-depth review. These facilities include fire and rescue stations, libraries, parks, and schools. Facilities that have countywide service areas typically have separate master plans to examine system-wide needs. As a result, the Plan summarizes and incorporates by reference existing master plans, including:

- Airport Master Plan
- Community Corrections Plan
- Government Center Master Plan
- Parks and Recreation Master Plan
- Thoroughfare Plan
- Water and Wastewater Master Plan
- Water Quality Protection Plan

### ***Plan Timeframe: 2002 - 2022***

Plan facility recommendations are generally divided into two categories: facilities needed to meet current demand and/or short-term growth: 2002 to 2007, and facilities needed to meet long-term growth: 2008 to the year 2022. Potential facility locations beyond 2022 are noted.

### ***Relationship to the Comprehensive Plan***

The Plan is one element of The Plan for Chesterfield, the county's Comprehensive Plan. It replaces the 1995 Chesterfield Public Facilities Plan. As with all components of the Comprehensive Plan, this section is intended to be a guide for decision-makers; therefore, reasonable flexibility is required when fundamental conditions change or analysis based on new data reaches differing conclusions. The Plan provides an important implementing tool for the county's overall development strategy. Comprehensive Plan recommendations encourage sustainable and orderly growth in support of a variety of community goals and objectives. Particularly in a growing suburban jurisdiction, effective facilities planning and programming are critical to the success of a coherent development strategy.

Plan recommendations seek to implement five essential themes outlined in the introduction of the Comprehensive Plan. These themes, known as the "high five," summarize the major goals of the Comprehensive Plan: orderly development, quality economic development, shaping aesthetic character, preserving important resources, and sustaining neighborhoods.

The Comprehensive Plan development strategy recommends the appropriate timing and location of future land development. There are three basic geographic approaches to growth and development in the county. Infill areas consist of mostly developed areas that still have areas of vacant land. Planned growth areas consist of more recently developed fringe areas and large amounts of vacant land. Deferred growth areas consist of rural areas where development within the 20-year time horizon of the Southern and Western Area Plan (adopted 1993) does not support the extension of many public facilities. The Plan

recommends facilities that will maintain desired service levels for infill and planned growth areas.

### ***Population Growth Projections***

The following table indicates countywide population projections through the year 2025. These projections formed the basis for estimated service demands discussed in the Plan.

Population Growth in Chesterfield County	
Year	Population
1990	211,600
1995	240,100
2000	261,300
2005	290,800
2010	320,800
2015	348,300
2020	376,300
2025	406,700

*Source: Chesterfield County Planning Department. 1990-2000 estimates are as of July 1<sup>st</sup> of each year. Projections for years 2005 through 2025 are for April 1<sup>st</sup> of each year.*

### ***Key Objectives of the Public Facilities Plan***

The Plan should serve as the foundation for future decisions concerning the location and expansion of public facilities. Facility decisions should consider the following objectives:

- New facilities should provide convenient service to the greatest number of residents.
- New facilities should adequately and equitably serve all areas of the county, and be located as close as possible to the center of service areas.
- Construct or expand facilities in accord with established level of service objectives.
- Help guide future growth by coordinating the location of public facilities to be consistent with Comprehensive Plan recommendations.
- Use the Plan as a general guide for the county's Capital Improvements Program.
- Ensure equitable distribution of public facilities between established and newly developing areas. Consider existing facilities maintenance or replacement needs in established areas to maintain equivalent facility quality in older neighborhoods.
- Priority shall be given to facilities serving existing established communities.
- Mitigate the impact of public facilities on adjacent planned and existing land uses.
- Acquire sites for future public facilities in advance, before there is a need to build.
- Use Plan recommendations, where feasible, to develop multiple use locations and consolidated/co-located facilities.
- Use Plan recommendations to determine whether proposed public facilities are substantially in accord with the Comprehensive Plan, as required by state law.

This Plan should be reviewed and updated at least every five years.

### **Methodology (Background/Analysis)**

*Projections:* Detailed demographic information provides the basis for the demand analysis included in the Plan. Key building blocks include countywide population projections in five-year increments. Current population figures and year 2022 projections for smaller geographic areas (from the Chesterfield Communities Report) provide the basis for detailed analysis. These projections were derived from a detailed analysis of numerous factors affecting development potential in each area, including adopted land use plans, vacant land, approved zoning, development constraints, subdivision activity, and other variables. Demographic analysis provides general direction and guidance to answer important facility questions:

- *What growth will occur in the county during the next 20 years?*
- *How will future population be distributed?*
- *How will the demographic structure of the population change over time?*
- *What new facilities will be needed to best serve emerging populations?*

Projections are generally more reliable short-term (e.g. five years into the future), for larger geographic areas (countywide), and less reliable long-term or smaller geographic areas.

*Drive-time Analysis:* For the purposes of the Public Facilities Plan, “driving distance” refers to the minimum calculated driving time between two points (using ArcView GIS Network Analyst software), based on posted speed limits. This figure does not consider delays due to traffic, signalization, or road conditions.

### **Public Facility Planning Process (Background/Analysis)**

The county has several approaches and processes for public facility planning, including:

- Comprehensive Plan (includes the Public Facilities Plan)
- Ongoing planning efforts by various county departments
- Capital Improvement Program (CIP)
- Rezoning process
- Proffers (cash and/or property)
- Site Selection Committee
- Site acquisition
- Substantial Accord determination

These elements are not always conducted in a defined, sequential order, for many reasons:

1. A proposed public facility may not require or involve every element
2. Public facility planning is ongoing, with overlapping processes
3. Outside agencies may control significant parts of the planning process and/or funding needed to develop new public facilities
4. Growth may occur more rapidly than anticipated in certain areas, requiring accelerated facility development

**Relationship to the Capital Improvements Program (CIP) (Background/Analysis)**

The county's annual CIP addresses short-term facility planning. The CIP proposes a specific schedule for the acquisition, development, enhancement, and replacement of public facilities typically over a five-year period. The CIP shows the arrangement of selected projects in priority order, establishes cost estimates, and identifies funding sources. Development of the CIP occurs in conjunction with the county's annual budget process. Availability of funds is largely determined by economic conditions affecting revenue sources, and the county's adherence to established debt management policies. The CIP process results in tough allocation decisions among competing facility demands. The Plan serves to objectively document and prioritize county facility needs, so that the CIP process may be consistent with the county's long-term planning goals.